

027.A

0001

0106.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

519,600 / 519,600

USE VALUE:

519,600 / 519,600

ASSESSED:

519,600 / 519,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
106		GRAFTON ST, ARLINGTON

**OWNERSHIP**

Unit #: 1

Owner 1: HOGLUND DAVID ERIC

Owner 2: HOGLUND SUSANNA TARAS

Owner 3:

Street 1: 106 GRAFTON ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: BURT CHRISTINE A &amp; -

Owner 2: LINCOLN ADELAIDE M -

Street 1: 106 GRAFTON ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			gas fireplace.																		
Sty Ht: 1 - 1 Story				A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																					
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating:																					
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																					
Sec Wall:		%		OthrFix:	Rating:																					
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																						
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																					
Color: BLUE				A Kits:	Rating:																					
View / Desir:				Fpl: 1	Rating: Good																					
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																					
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																						
Year Blt: 1924	Eff Yr Blt:			Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct: G7		Fact: .		Floor: 1 - 1st Floor																						
Const Mod:				% Own: 43.000000000																						
Lump Sum Adj:				Name:																						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:	1	5	2															
Sec Int Wall:		%		Economic:		%		Additions:																		
Partition: T - Typical				Special:		%		Kitchen:																		
Prim Floors: 3 - Hardwood				Override:		%		Baths:																		
Sec Floors:		%		Total:	4.6 %			Plumbing:																		
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																		
Subfloor:				Basic \$ / SQ: 305.00				Heating:																		
Bsmnt Gar:				Size Adj.: 1.35000002				General:	1	5	2															
Electric: 3 - Typical				Const Adj.: 0.98990101				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>														
Insulation: 2 - Typical				Adj \$ / SQ: 407.592				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Int vs Ext: S				Other Features: 92616									GLA	Gross Liv Ar	1,040	407.590	423,895									
Heat Fuel: 2 - Gas				Grade Factor: 1.10																						
Heat Type: 1 - Forced H/Air				NBHD Inf: 0.94999999																						
# Heat Sys: 1				NBHD Mod:																						
% Heated: 100		% AC: 100		LUC Factor: 1.00																						
Solar HW: NO	Central Vac: NO			Adj Total: 539754																						
% Com Wal	% Sprinkled			Depreciation: 24829																						
				Depreciated Total: 514926																						
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																				
Make:		Model:																								
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:																						
				Year:																						
				Color:																						
<b>PARCEL ID</b> 027.A-0001-0106.1																<b>IMAGE</b>										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	10X19	G	GD	1924		35.20	T	30	102			4,700		4,700								
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700																		